

COUNTY OF YORK

MEMORANDUM

DATE: May 8, 2002 (BOS Mtg. 5/21/02)

TO: York County Board of Supervisors

FROM: James O. McReynolds, County Administrator

SUBJECT: Application No. YVA-14-02, Sonia Purkey

ISSUE

The applicant has submitted a request for construction of a 210 square-foot single-story addition to a two-story residence located at 226 Nelson Street in Yorktown. The property is classified YVA-Yorktown Village Activity District. Pursuant to Section 24.1-327(b)(3) of the Zoning Ordinance, the proposed construction of additions to single-family residential structures may be approved by the Board of Supervisors by resolution without public hearing and without referral to the Planning Commission.

CONSIDERATIONS

1. The applicant's proposal involves the construction of a 210 square-foot addition to the side of the existing two-story residence. The existing two-story brick residence contains approximately 1,150 square feet of floor area. The proposed addition would be a single story with wood siding. The existing residence and detached garage currently cover approximately 1,100 square feet (22%) of the 5,000+/- square-foot lot. With the existing structure and proposed addition, total lot coverage would increase to approximately 26%, which is still within the range of coverage typical of lots in Yorktown.
2. The subject parcel is located adjacent to the property recently approved by the Board for use as a guest cottage ("Moss Guest Cottage"). Single-family residences are located to the south and across Nelson Street. The proposed room addition would be compatible with the style and character of these adjacent properties.
3. The existing structure has a setback of 9.7 feet from Nelson Street and 3.1 feet from the unimproved right-of-way that extends between Nelson and Church Streets. The proposed addition will have a front setback of 25 feet, which is consistent with the standard front setback requirement for residential uses in the YVA district. The existing structure has a 10-foot rear yard setback and the addition is proposed with the same. The normal rear yard requirement for residential uses in the YVA district is 20 feet; however, the YVA regulations provide the opportunity for the Board to authorize such other standards as it deems appropriate. In this case, staff believes the continuation of the existing 10-foot rear yard setback would be appropriate.

RECOMMENDATION

I recommend that the applicant's request be approved through the adoption of proposed

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Resolution No. R02-106.

Carter/3337

Attachments

- ?? Vicinity Map
- ?? Plat of property
- ?? Photo/rendering of proposed addition
- ?? Proposed Resolution No. R02-106